
Sent: 28/03/2020 6:57:57 PM
Subject: Online Submission

28/03/2020

MR G Hurst
26 alexander ST
collaroy NSW 2097
gileshurst@me.com

RE: DA2020/0261 - 18 Alexander Street COLLAROY NSW 2097

Dear sir/madam

Thank you for providing the opportunity for comment regarding this development application. Firstly, let me say that I am of the view that, in broad general terms, I am in favour of investment in property development in the street in which we live and there are a number of blocks of land in Alexander street which should legitimately be supported in future years in terms of allowing upgrade, investment and indeed development. There are currently two plots in our street (very close to where we live) the plans to which we found no reason to object to because they are being developed in line with the council's classification of this area - low density residential.

In the case of the DA in question we have multiple reasons for regarding this as wholly inappropriate;

- The stated ratio of bushland or open spaces to the two constructions in question do not comply with council's 40% minimum threshold.
- the extra 'load' of car parking on Alexander street poses a significant additional challenge as well as a risk to public safety given the existing dangers faced by residents exiting their driveways on a street where cars already feel compelled to speed to the top and bottom in order to not hold up cars coming in the other direction because there is already no place for them to pass safely and in a calm, controlled fashion.
- Existing parking is sufficiently challenging to Council refuse trucks which already suffer immense pressure and driver anxiety in collecting the existing number of bins in our street. I am guessing the additional number of bins would rise to somewhere between 40-50+ (?) the collection of which would be nothing short of hazardous at rush hour on Friday mornings. And for good measure what plans does the owner / council have to line these bins up FOR collection? there is not the kerb space to do so and therefore it would require a separate collection by a commercial truck which in turn will not have the turning circle to enter or leave the property because the road is simply NOT wide enough to afford safe passage of such a manoeuvre.
- I object in principle to the unnecessary destruction of trees in this and surrounding streets. I find it hard to believe that the two properties in question will not lead to severe reduction of plant and tree life on that plot.
- have the council considered the challenges that every property in Alexander street has in relation to water? the flow of water at the bottom of one of the steepest hills in the area causes regular and sometimes problematic issues for residents. The ratio of greenery to concrete

surfaces is a contributory factor to this problem and I suspect the proposed constructions would lead to further issues for the street which already has a fairly major flooding characteristic downstream from number 18. Things could only get worse for other properties in the street and the businesses who would be impacted by the increased cross flow of water from the back of the property to the street.

In conclusion, regardless of all the above comments the council's prior decision to classify the area in question as 'R2 low density residential' means that this development application should be routinely dismissed and afforded no further consideration.

Regards
GH